

DOUGLAS COUNTY, NV

2024-1006499

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04/10/2024 09:06 AM

WILSON TITLE SERVICES

SHAWNYNE GARREN, RECORDER

APN#: 1319-30-631-027

RECORDING REQUESTED BY

Wilson Title Services, LLC

AND WHEN RECORDED MAIL TO:

Wilson Title Services, LLC

4045 Spencer Street, Suite A62

Las Vegas, NV 89119

Contract#/ICN: 6748020/4930824A

CLAIM OF LIEN FOR DELINQUENT ASSESSMENTS

(The Ridge Tahoe Resort- Ridge Crest Property Owners' Association)

This CLAIM OF LIEN FOR DELINQUENT ASSESSMENTS is being given to

Francis G. Dolan and Barbara Dolan

that Ridge Crest Property Owners' Association, a Nevada nonprofit corporation ("Association"), is owed assessments in the amount of **\$4,582.97** with interest and fees, which are past due pursuant to Declaration of Timeshare Covenants, Conditions and Restrictions for The Ridge Crest recorded recorded April 27, 1989 as Document No. 200951, and as may be amended, supplemented, and amended and restated from time to time (collectively the "**Declaration**");

That the Time Share to be charged with a lien for payment of these respective claims is for a timeshare located on all that certain real property situated in the County of Douglas, State of Nevada, and more particularly described in **Exhibit "A"** attached hereto. Being a **timeshare interest in Lot 49, Unit 308 of the Ridge Tahoe Resort with Annual use Frequency, having an inventory control number of 4930824A.**

The Property Address is: **Timeshare located at The Ridge Tahoe, 415 Tramway Drive, Stateline, NV 89449.**

WHEREFORE, **Wilson Title Services, LLC** is hereby appointed the authorized Agent for the **Association** for the purpose of conducting a non-judicial sale to enforce this lien pursuant to the provisions of N.R.S. 119A.550 and N.R.S. 119A.560 and N.R.S. 117.070 and any amendments thereto.

Additional monies shall accrue under this claim at the rate of the claimant's monthly, annual, semi-annual, quarterly or special assessments, plus permissible late charges, costs of collection and interest, if any, that shall accrue subsequent to the date of this notice.

EXHIBIT "A"
LEGAL DESCRIPTION
Ridge Crest (Lot 49)

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS:

That certain timeshare estate, as said timeshare estate is defined in the Declaration of Timeshare Covenants, Conditions and restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of the Official Records, Douglas County Nevada, and as may be amended, supplemented, and amended and restated from time to time (the "Declaration"), which timeshare estate comprised of:

PARCEL 1: One (1) undivided 1/51st interest with each interest having a 1/51st interest in and to that certain condominium estate described as follows:

- (A) An undivided 1/26th interest as tenants in common, in and to the Common Area of Ridge Crest condominiums as said Common Area is set forth on that condominium map recorded August 4, 1988 in Book 888 of Official Records at Page 711, Douglas County, Nevada, as Document No. 183624.
- (B) Unit No. **308** as shown and defined on said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

PARCEL 2: a non-exclusive easement for ingress and egress and for the use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

PARCEL 3: An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel 1, and Parcel 2 above during one "USE WEEK" as that term is defined in the Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of Official Records, Douglas County, State of Nevada (the "CC&R's"). The above described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Crest project during said "USE WEEK" as more fully set forth in the CC&R's.

A Portion of APN: **1319-30-631-027**

Interval ID: **4930824A**

Contract No: **6748020**

Ridge Crest (Lot 49 – Annual)